



**MINUTES OF MAY 19, 2015 REGULAR MEETING OF THE COVINA CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY /COVINA PUBLIC FINANCING AUTHORITY/COVINA HOUSING AUTHORITY HELD IN THE COUNCIL CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET, COVINA, CALIFORNIA**

**CALL TO ORDER**

Mayor King called the Council/Agency/Authority meeting to order at 6:30 p.m., with Mayor Pro Tem Stapleton having an excused absence. The closed session item was announced. There were no public comments.

**ROLL CALL**

**Council Members Present:** ALLEN, DELACH, KING, MARQUEZ

**Council Members Absent:** STAPLETON (Excused absence)

**Elected Members Present:** COBBETT, WALCZAK

**Staff Members Present:** City Manager Miller, Interim City Attorney Talley, Assistant City Attorney Maurer, Police Chief Raney, L.A. County Fire Chief Enriquez, Parks and Recreation/Library Director Hall-McGrade, Public Works Director Foster, Assistant Public Works Director Gonzalez, City Planner Carter, Senior Housing and CDBG Economic Development Manager Gasser, Community Relations Supervisor Hynes, Police Captain Povero, Electronic Resource Analyst Kadir, Interim Chief Deputy City Clerk Leach, Administrative Technician Alvarez, and Chief Deputy City Clerk LaCroix

**AGENDA POSTING DECLARATION**

The Chief Deputy City Clerk of the City of Covina hereby declares the Council/Agency/Authority agenda for the May 19, 2015 meeting was posted on May 14, 2015 near the front entrance of City Hall, 125 East College Street, Covina, near the front entrance of the Covina Public Library, 234 N. Second Avenue, Covina, by the front entrance lobby of the Joslyn Center, 815 N. Barranca Avenue, Covina, and on the City's website in accordance with §54954.2(a) of the California Government Code.

**CLOSED SESSION**

**A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** pursuant to Government Code Section 54956.9(d)(1)

Name of case: Hector Storman v City of Covina

Case number: BS 155260

**RECONVENE THE MEETING**

The City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Authority/Housing Authority meeting reconvened at 7:30 p.m.

City Attorney Talley announced that the City Council/Agency/Authority met in closed session to discuss the item listed on the regular meeting agenda with all members present except for Council Member Stapleton. There was no reportable action related to the closed session item.

### **PLEDGE OF ALLEGIANCE**

Council Member Marquez led the pledge of allegiance.

### **INVOCATION**

Covina Police Chaplin Dave Truax gave the invocation.

### **PRESENTATIONS**

Mayor King invited Richard Rea to the lectern and presented a token of appreciation for his service on the Cultural Arts Advisory Commission. Mayor King also thanked Bob Orso, Aydee Lopez-Martinez, Kathryn Ennis, and Kelly Green who were not in attendance.

Mayor King invited Krystal Smith to the lectern and presented her with a 2015 professional citation award from Parks & Recreation Society District 13 for outstanding professional service in the field of parks and recreation. Parks and Recreation Staff also congratulated her with cards and flowers.

Mayor King invited Catherine M. LaCroix, Chief Deputy City Clerk to the lectern and presented her with a bouquet of flowers in appreciation for her outstanding work and dedication to the City of Covina. He thanked her and wished her good luck on her new journey as she is retiring and moving to the state of Tennessee.

### **PUBLIC COMMENTS**

The following Covina residents spoke in opposition to the zoning and development of the One Charter Oak construction project on Banna Street – non-agendized item: Mrs. Nancy Bejarano, Mrs. Barbara Shore, Mrs. Leticia Gross, Mrs. Amy Howie, Mrs. Shannon Welch, Mr. Jonathon Torres, Mr. Cisero and Mrs. Janet Salmon, and Mrs. Marilyn Webb.

Mayor King reiterated on several occasions that he welcomed comments and concerns, but that Council could not speak or take action on non-agendized items.

City Manager Miller also welcomed comments and concerns and encouraged the speakers to write letters and to articulate to the Charter Oak school board their concerns. She also assured them she would be taking copious notes to share with the developer and advised the residents they would be notified of meetings as long as they provide the city with contact information.

Council Member Allen also stated that he welcomed resident input.

Abdali Martinez spoke on behalf of Assembly Member Roger Hernandez inviting Council to two district events. The first event is a AB 60 Driver's License Workshop to be held on Thursday, May 28, 2015 at 5:30 p.m. at the City of Duarte Library. The second event is called "Coffee Break" which Assembly member Hernandez will hold on Saturday, May 30, 2015 at 10 a.m. at the Esther Snyder Community Center in Baldwin Park to discuss state budget and legislation concerns.

West Covina Council Member Ben Wong presented information on behalf of Southern California Edison's community investment report for 2014 which addresses partnering in education to give back to the communities in scholarships for students.

### **COUNCIL/AGENCY/AUTHORITY COMMENTS**

Council Member Allen discussed the upcoming Covina Police Department memorial event honoring Officer Jordan Corder on May 26, 2015. He indicated that the Rio Hondo Police Academy will be having a ceremony to place a plaque on their memorial wall in honor of Jordan on May 27, 2015 at 2:30 p.m. He added that Jordan was in class 185 and graduated from Rio Hondo in 2008.

Council Member Marquez stated that he attended the Relay for Life event indicating it was a success. He also wished the high school seniors good luck with their finals and congratulated the graduates of 2015.

Council Member Delach wished everyone a safe and happy Memorial Day weekend and reminded everyone of Covina's safety policy regarding no fireworks. She also reported on the success of the recent ICSC (International Convention for Shopping Centers) conference that was attended by Council and staff. She stated that Covina is actively pursuing retail and commercial business that will fill vacancies. She also discussed the new Covina branding program and a thumb drive that was distributed at ICSC showing vacant properties. She added that the thumb drive was very well received by brokers and also asked for prayers in hopes of obtaining businesses and services that are needed in Covina.

Mayor King also discussed the success of the ICSC conference and congratulated staff for doing a tremendous job and for all their hard work. He also mentioned his trip to Sacramento and Washington D.C. for the police officer memorials. He added that Mayor Pro Tem Stapleton joined him at the events and stated it was privilege to join the Corder family and Covina officers to honor Jordan and all those who have made the ultimate sacrifice. Mayor King thanked Chief Raney and all the officers for their support of the Corder family.

Mayor King announced the following "hold the date" events:

- Memorial Day event on May 25, 2015 at Forest Lawn
- Special City Council Study Session on the proposed Fiscal Year 2015-2016 Budget, May 21, 2015 at 4:00 p.m.
- Dedication ceremony to honor Officer Jordan Corder, Tuesday, May 26, 2015 at 10 a.m.

### **CITY MANAGER COMMENTS**

City Manager Miller introduced the new City of Covina employees who were present at this meeting -- Siobhan Foster, Public Works Director, Brian Lee, Community Development Director, Angel Carrillo, Assistant to City Manager, and Evelyn Leach, Interim Chief Deputy City Clerk.

## **CONSENT CALENDAR**

- CC 1.** City Council approved the minutes from the April 21, 2015 regular meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Authority/Housing Authority.
- CC 2.** City Council approved the minutes from the April 30, 2015 special meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Authority/Housing Authority.
- CC 3.** City Council approved the minutes from the May 5, 2015 regular meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Authority/Housing Authority.
- CC 4.** City Council approved the minutes from the May 7, 2015 special meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Authority/Housing Authority.
- CC 5.** City Council approved the renewal of Case Management Services and Nutrition Project Services agreements with YWCA San Gabriel Valley Intervale Senior Services effective July 1, 2015 through June 20, 2018.
- CC 6.** City Council approved the payment of demands in the amount of \$1,843,628.00.
- CC 7.** Successor Agency to the Redevelopment Agency approved the payment of demands in the amount of \$24,073.20.
- CC 8.** City Council determined satisfaction of Note and program requirements and terms for program participants of the Community Development Block Grant (CDBG) Special Economic Development Program; authorized removal of the loan/grant restrictions, and authorized the City Manager, or her designee, to execute related documents.
- CC 9.** City Council adopted **Resolution No. 15-7345**, approving an employment agreement with retired PERS annuitant for Chief Deputy City Clerk Services for a limited duration.
- CC 10.** City Council adopted **Resolution No. 15-7350**, amending the City of Covina Parks and Recreation Department's fiscal year 2014-2015 operating budget.
- CC 11.** City Council approved the Legal Services Agreement with Richards, Watson, & Gershon and authorized the Mayor to execute the agreement on behalf of the City.

On a motion made by Council Member Allen, seconded by Council Member Marquez, the City Council approved Consent Calendar items CC1 through CC11.

***Motion approved the Consent Calendar items CC1 through CC11 as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: STAPLETON**

## **CONTINUED BUSINESS**

**CB 1.** City Council considered second reading of an Ordinance amending Chapter 8.50 of the Covina Municipal Code.

City Manager Miller provided a brief report on this item for consideration.

On a motion made by Council Member Marquez, seconded by Council Member Allen, the City Council held second reading by title only and adopted **Ordinance No. 15-2038**, amending Chapter 8.50 of the Covina Municipal Code to comply with the Los Angeles County Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit, Order No. R4-2012-0175 (MS4 Permit); and made a determination of exemption under the California Environmental Quality Act (CEQA).

***Motion approved Continued Business item CB1, thereby adopting Ordinance No. 15-2038, as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: STAPLETON**

## **NEW BUSINESS**

**NB 1.** Covina Housing Authority to consider the amended and restated Declaration of Conditions, Covenants, and Restrictions for Affordable Rental Housing between the Authority and Covina Gardens, KBS, L.P., a California Limited Partnership for the property at 200 W. Rowland Street, Covina.

City Manager Miller provided a brief report on this item for consideration.

On a motion made by Council Member Allen, seconded by Council Member Delach, the Covina Housing Authority adopted **Resolution No. 15-001**, to approve that certain amended and restated Declaration of Conditions, Covenants, and Restrictions for Affordable Rental Housing Disposition between the Covina Housing Authority and Covina Gardens, KBS, L.P., a California Limited Partnership, for the property located at 200 W. Rowland Street, Covina.

***Motion approved New Business item NB1, thereby adopting Housing Authority Resolution No. 15-001, as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: STAPLETON**

**NB 2.** City Council to consider and approve a Resolution to establish an interim policy for consideration of General Plan land use changes.

City Manager Miller provided a brief report on this item for consideration.

On a motion made by Council Member Allen, seconded by Council Member Marquez, the City Council adopted **Resolution No. 15-7351**, establishing an interim policy for consideration of General Plan use changes in the City.

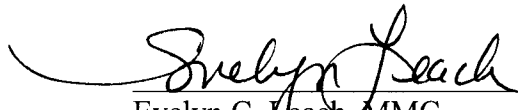
***Motion approved New Business item NB2, thereby adopting Resolution No. 15-7351, as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: STAPLETON**

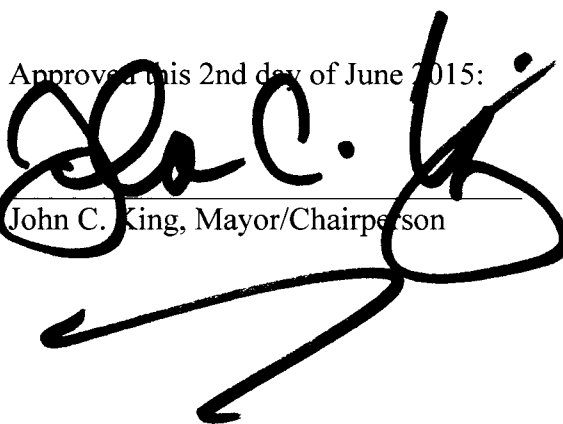
### **ADJOURNMENT**

At 8:51 p.m., the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority adjourned to a special meeting to be held on **Thursday, May 21, 2015**, at 4:00 p.m., in the Council Chamber, 125 East College Street, Covina, California, 91723. The next regular meeting of the Council/Agency/Authority is scheduled for **Tuesday, June 2, 2015**, at 6:30 p.m., for closed session and 7:30 p.m., for open session in the Council Chamber located inside of City Hall, 125 East College Street, Covina, California, 91723.

Respectfully Submitted:

  
Evelyn C. Leach, MMC  
Interim Chief Deputy City Clerk

Approved this 2nd day of June 2015:

  
John C. King, Mayor/Chairperson